Recorded: 11/21/2025 at 11:17:29.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3163

THIS INSTRUMENT PREPARED BY Benjamin W. Hopkins / AT0003573
1350 NW 138th Street, Suite 100, Clive, IA 50325-8308 (515) 222-9400

RETURN TO: Petosa Law LLP, 1350 NW 138th Street, Suite 100, Clive, IA 50325
MIN: 100019900001636016
MERS phone number: 1-888-679-6377

Petosa 107603-1

ASSIGNMENT

THIS ASSIGNMENT is made as of this 18th day of November 2025 by Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Guild Mortgage Company LLC, its successors and assigns, P.O. Box 2026, Flint, Michigan 48501-2026 ("Assignor"), to Guild Mortgage Company LLC ("Assignee").

FOR VALUE RECEIVED, Assignor does hereby grant, bargain, assign, transfer and set over to Assignee, a certain Mortgage executed by Jennifer Hunt, a single woman, given to secure payment of the sum of $117,171.00 plus interest, dated 10/04/2024 and filed 10/07/2024 in Book 2024 Page 2511, in the Recorder's Office of Delaware County, Iowa.

TO HAVE AND TO HOLD the same unto Assignee and its successors, legal representatives and assigns forever.

IN WITNESS WHEREOF, Assignor duly executed this Assignment as of the date first above written.

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Guild Mortgage Company LLC, its successors and assigns

By: _____

Name: Joel Valdez

Its: Assistant Secretary

Our file # 107603-1

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On **11/18/2025** before me, **Carlos Silva Jr., Notary Public,** personally appeared **Joel Valdez** who proved to me on the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CARLOS SILVA JR.
Notary Public - California
San Diego County
Commission # 2433323
My Comm. Expires Jan 6, 2027